



The City of Seattle

Ballard Avenue Landmark District Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

STAFF REPORT REVIEW OF APPLICATIONS FOR SPECIAL VALUATION

BLD 51/20

PROPERTY: 5201 Ballard Avenue N.W.

ADDRESS: Same

OWNER: RHC Ballard LLC

MAILING ADDRESS: 232 7th Ave N, Suite 100 Seattle, WA 98109

CONTACT PERSON: Joel Aslanian 206-816-1573
Brian Oseran 206-816-1576

LANDMARK VERIFICATION: Contributing building in Ballard Avenue Landmark District

REHABILITATION PERIOD: September 2018 – August 2020

SUBMITTED REHABILITATION COSTS: \$4,188,752.

ELIGIBLE REHABILITATION COSTS: \$4,188,752.

DISALLOWED COSTS: \$0

Total Assessed Value: L - \$1,961,000; I- \$1,383,500; T - \$3,344,500

Percentage Value of Rehabilitation: 303%

Approval of Rehab Work: Work performed in conformance with Certificate of Approval issued by the Ballard Avenue Landmark District Board.

Proposed Motion: I move that the Ballard Avenue Landmark District Board recommend to the Landmarks Preservation Board to approve the following property for Special Tax Certification: 5201 Ballard Ave NW. This action is based upon the criteria set forth in Title

84 RCW Chapter 449; and based on the review and approval of the building exterior renovation by the Ballard Avenue Landmark District Board; that the property is a contributing building located in the Ballard Avenue Landmark District, and has not been altered in any way that adversely affects those features that identify its significance or contribution to the Ballard Avenue Landmark District; that the property has been issued Certificates of Approval as required in the Ballard Avenue Landmark District; and has substantially improved in the 24-month period prior to application, and that the recommendation is conditioned upon the execution of an agreement between the Local Review Board as required by Title 84 RCW, Chapter 449.